

**MINUTES OF THE PROCEEDINGS
OF THE PLANNING COMMISSION OF THE CITY OF JORDAN
IN THE COUNTY OF SCOTT
FEBRUARY 12, 2019**

1.0 CALL TO ORDER

Present: Tom Sand, Jane Bohlman, Jesse Masloski, Bob Bergquist, Robert Whipps, Jeff Will

Also Present: Addison Lewis, Planner/Economic Development Specialist, Lucinda Meyers, Planner

Absent: Sally Schultz

Meeting called to order at 6:30

2.0 ADOPT AGENDA

Motion Bohlman, second Whipps, to approve agenda. Vote all ayes. Motion approved.

3.0 APPROVAL OF MINUTES

A. January 8, 2019 Meeting Minutes

Motion Bergquist, second Bohlman, to approve minutes as presented. Vote all ayes. Motion approved.

4.0 NEW BUSINESS

A. PUBLIC HEARING: Comp Plan Update

Planner Meyers provided an update regarding the comprehensive plan process. Meyers stated that the 6-month adjacent community review has ended. The city received comments from other organizations which are attached. The city is required to respond to all comments received from the overlapping or adjacent jurisdictions. Meyers indicated that the majority of comments requested clarifying language or expanding content. The city's growth forecasts were increased and needed to be updated.

Meyers said the city is still waiting on data from Scott County that is required for the Transportation chapter. The next step is for the City Council to authorize staff to submit the plan to the Met Council for review. The Metropolitan Council has 120 days to review the comp plan once it is deemed complete. The Metropolitan Council

has 15 days to determine if it is complete. Once the Metropolitan Council approves the plan, the city will need to approve a resolution formally adopting the plan.

Councilmember Whipps inquired whether we know when we'll receive the data from Scott County. Planner Meyers stated that a date has not been provided, but staff can contact the county. Whipps commented that it seems silly to submit the plan when we know it is incomplete.

Councilmember Will inquired about a comment provided by Scott County regarding the construction of pedestrian infrastructure on both sides of county roads. Will stated that the comment seems inconsistent with the county's approach to their road projects.

Chair Sand opened the public hearing at 6:45p.m., and closed public hearing at 6:45p.m. No members of the public were present for the hearing.

Motion Masloski, second Bergquist to recommend submittal of the 2040 comp plan to the Met Council for their review. Vote all ayes. Motion approved.

B. PUBLIC HEARING: Request for Interim Use Permit to Allow for a Gravel Off-street Parking Lot as a Principal Use in the C-2 Central Business District

Planner Lewis presented the request for an interim use permit from James Terwedo, property owner of 101 Broadway St. S, to allow for a temporary gravel off-street parking lot as a principal use in the C-2 district. The parking lot has been in use since 2004 when a house was moved off the property. The parking lot is utilized to meet the demand of weekend services at St. John's church to the north. The permit would be good for two years while the applicant works toward developing the property. At the end of two years, the applicant is eligible to reapply for a new permit if they have not found a developer. Applicant proposes the use of limestone blocks to satisfy the requirement to install a barrier for purposes of preventing the encroachment of vehicles into the right-of-way.

Chair Sand opens public hearing at 6:57p.m.

James Terwedo addressed the commission, requesting their consideration for his proposal to provide the barrier during the winter months only, due to liability concerns and snow plowing issues. He proposed the limestone because of the cost of curb stops, \$2,820 for seven, was significantly more expensive than the donated (free) limestone from St. John's. Terwedo informed the commission that he intends to redevelop the property in the future and has recently purchased the property to the east.

Chair Sand closes the public hearing at 7:10p.m.

Commissioner Bergquist asked whether there are any maintenance issues. Planner Lewis indicated that there are none that staff are aware of. The commission discussed the code requirement for barrier installation. Chair Sand inquired whether there is an issue with seasonal installation as opposed to year-round, and the unique material proposed. Lewis responded that the code does not specify duration, or material. Councilmember asked whether the ordinance in discussion was the one that was recently passed. Staff indicated it was. Will asked whether the intent of the barrier was to make the church plant trees. Lewis indicated it was not- the purpose of the requirement is to prevent vehicles from encroaching into the right of way. Commissioner Bohlman objected to the applicant's assertion that people would trip over the limestone barrier during the winter months, as they would be used to its presence come winter. Councilmember Whipps voiced concern over the potential liability the city could face not enforcing its code in this instance by allowing the barrier to be in place for half of the year as opposed to the duration of the permit.

Motion Whipps, second Bohlman to recommend approval of the permit for the two-year period, with the limestone blocks for a barrier, subject to the attorney's review to ensure the city is not creating any liability if permitting property owner to remove the barriers during the winter months. Vote all ayes, motion approved.

5.0 OLD BUSINESS

A. Review Conditional Use and Interim Use Permits

Planner Lewis presented the list of CUP and IUP's to the commission. To the knowledge of staff, all permits on the list are active, and none of the properties have received complaints.

Councilmember Whipps inquired whether the Cedar Auto, located east of County Road 9, is still in business or otherwise active, noting he has not seen many cars there for a number of years. The business likely ceased operations 5-8 years ago. Whipps requested that staff determine the status of the property, and noted that it might be a good site for commercial development.

Motion Whipps, second Bohlman to recommend approval of the CUP and IUP list. Votes all ayes. Motion passed.

6.0 PLANNERS REPORT

Planners provided an update on current projects, developments and construction.

7.0 CITY COUNCIL MEMBER UPDATE

Councilmember Will paid tribute to Dick Ames, who recently passed away.

Councilmember Whipps reported that the council recently held a work session on the future ambulance service, which he is excited about. Will indicated that Belle Plaine may add a second full-time ambulance, which could possibly be located in Jordan instead. Whipps indicated that there is potential for the City to have a full time ambulance down the road. In the meantime, it is likely to be on-call during peak hours.

8.0 COMMISSION MEMBER REPORT

There was no commission member report.

9.0 ADJOURNMENT

Motion by Whipps, second by Bergquist to adjourn at 7:46pm

Tanya Velishek
Mayor

ATTEST:

Tom Nikunen
City Administrator